

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode

1104/82 Queens Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$
 or range between \$660,000 & \$726,000

Median sale price

Median price \$730,000 House Unit X Suburb Melbourne

Period - From 07/08/2018 to 07/02/2019 Source REA Realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
77/632 St Kilda Road Melbourne	\$720,000	24/10/2018
210/505 St Kilda Road Melbourne	\$715,000	18/11/2018
146/632 St Kilda Road Melbourne	\$745,000	11/2018